

**HYDE PARK CITY
PLANNING COMMISSION
April 6, 2016**

The Hyde Park City Planning Commission meeting began at 7:00 p.m. and was conducted by Chairman Mark Lynne.

MEMBERS PRESENT

Chairman Mark Lynne, Reed Elder, Melinda Lee, Brandon Buck and Cory Goettsche

OTHERS PRESENT

Councilmembers Sharidean Flint and Charles Wheeler

PRAYER OR THOUGHT – Cory Goettsche

PLEDGE OF ALLEGIANCE – Reed Elder

APPROVAL OF MINUTES

Mark Lynne pointed out a motion missing the second and vote. Reed made a motion to approve the Minutes of the Planning Commission meeting held March 2, 2016 as corrected. Brandon seconded the motion. Mark Lynne, Reed Elder, Melinda Lee, Brandon Buck and Cory Goettsche voted in favor.

BUILDING PERMIT REPORT

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|-----------------------------|-----------------|--------------------|
| • Mt. Sterling Custom Homes | Home | 10 West 730 South |
| • Richard Lamb | Solar | 909 South 50 East |
| • Robert Brown | Home | 57 West 520 South |
| • Robert Christensen | Solar | 170 North 200 West |
| • Sierra Homes | Home | 713 East 200 South |
| • Lifestyle Homes | Home | 12 West 520 South |
| • Carol Devenport | Kitchen remodel | 307 South 400 East |

CITY COUNCIL REPORT

Sharidean reported of the meeting held March 23, 2016:

1. Heard Tessa Olsen plead with the Council for time to pay for required changes to the home. It was tough and sad but because it was a safety (life-saving) issue the council had to say no.
2. Re-approved the agreement with the North Park Police Department.
3. Heard from Lance Anderson of Landmark Engineering report on the progress of 3100 North. The bids are all in and lower than anticipated. Discussion then followed as how best to use the excess (not real) monies.
4. Discussed four master water plans for Hyde Park City's future, ranging in price from \$2-\$8 million. There is a basic plan with other add-on features that can be done in phases. Council agreed to do the basic plan for now. It will help get water to the bench and reduce lost water.

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5. Briefly reviewed “Befouling Waters” sent from the Planning Commission. Council agreed it was outdated and sent it back to the Planning Commission for review and possible removal.
6. Discussed a new Civic Center Rental Agreement.

CACHE VALLEY MORTUARY SITE PLAN

At the March 16 meeting the Commission reviewed the details and made recommendations. All members present voted in favor of the proposal but the item was not on the agenda with the required 24 hours of notice. David suggested we vote again at our next meeting. Melinda made a motion to approve the site plan for Cache Valley Mortuary at approximately 75 West 4200 North. Reed seconded the motion. Mark Lynne, Reed Elder, Melinda Lee, Brandon Buck and Cory Goettsche voted in favor

ORDINANCE UPDATE REGARDING BUILDING CODES

Reviewed changes to the ordinance submitted by Susan Balls and reviewed by Darrin Hancey, Building Inspector, including references to outdated guidelines. The updates remove all reference to the Uniform Building code and add in current adopted state codes. Mark made a motion to adopt the changes and send to City Council for a vote. Reed seconded the motion. Mark Lynne, Reed Elder, Melinda Lee, Brandon Buck and Cory Goettsche voted in favor.

BEFOULING WATERS

Reviewed section 2.100.730 “Befouling Waters” of our city code. City Council requested the Planning Commission correct, update and/or remove it. Commission agreed to remove items D and E because we have no jurisdiction outside city limits. Our code should include a ‘Source Protection Plan’ to protect our water sources. Mark will ask Mike if they are automatically covered in the State code. Mark will also ask Susan if our Storm Water sections address this same issue, making this section redundant. The issue will be continued.

MODERATE INCOME HOUSING

Reviewed and discussed Mark Lynne’s latest draft of Hyde Park’s Moderate Income Housing Plan. Melinda was concerned the wording should always include *Income*, not just moderate housing. If needed, we can specify that in the beginning by defining they mean the same. The ideas include flag lots, flexible lot sizes detached and attached housing. Mark emailed Brian Carver of BRAG to see if he would review it before it goes to City Council. Commission agreed that was a good idea. Brian has not yet responded. In the meantime, Melinda will edit the document for clerical errors. Reed made a motion to send the document to Brian Carver of BRAG then on to City Council for approval. Mark seconded the motion. Mark Lynne, Reed Elder, Melinda Lee, Brandon Buck and Cory Goettsche voted in favor.

Meeting adjourned at 7:40 p.m.

Melinda Lee, Secretary